

LCHA MONTHLY BOARD MEETING –August 25, 2021

LOCATION: Clubhouse

CALL TO ORDER: Deborah Fedorko

TIME: 4:02pm

PRESENT: Deborah Fedorko, Holly Hurd, James Freeman, Michele Jasinski, Mike Stevens, Dan Barnes, Andrea Farris, Sarah Toccalino (Herriman), Dave Sutton, Julie Dunville, Don Webb, Laura Keller, Sue Barnes

ABSENT: No one

OPEN FORUM: Laura Keller, sump pump inspections. Sarah says postponed. Normally in July. Pumps replaced as needed. Battery back up TBD. Dave Sutton notes Landscape Committee is not a standing committee but should be. Additional comments from Laura Keller, Dave Sutton and Sue Barnes moved to Executive minutes.

APPROVAL OF MINUTES: Deborah Fedorko motion to approve, James Freeman 2nd. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: J. Dunville – Two rentals, July and August. Reworking rental agreement language.

POOL: No report

BUILDINGS/GROUNDS: Deborah Fedorko –Concrete work by Midwest in progress.

LANDSCAPING/BEAUTIFICATION: Holly Hurd –Davey Tree concludes “root girdling” an issue. Second opinion to be obtained.

COMMONS: Andrea Farris –No report

ROOFING/SIDING/SPECIAL PROJECTS: Don Webb proposing hiring engineering firm to oversee roof and siding projects.

WELCOMING: Holly Hurd –No report

WEBSITE: James Freeman – \$6 per month to maintain website. Deborah proposed, Andrea 2nd. Approved.

REVIEW OF PRECEDING MONTH’S FINANCIAL REPORT:

Assets:	Checking:	\$58,120.64
	Reserves:	\$720,124.68
	Prepaid Assets:	\$8,636.91
	Total Assets:	\$786,882.25

JP Carroll closed Level One account. Sarah to open new account.

MANAGEMENT REPORT:

MRs Received 6/1-7/31/21 = 36

MRs Completed = 18

Outstanding:

UNFINISHED BUSINESS:

Pool heater –Sarah to investigate

Welcome Letter –Sarah to send BOD for approval

Dan Barnes - motioned to invite Rapid Roofing to give presentation at a meeting. Jim 2nd. Approved.

NEW BUSINESS:

File tax returns. Andrea Farris agreed to sign e-file representing previous board/tax year ending 1/31/20.

Current CPA approved for one more year. Andrea motioned. Michael 2nd. Approved.

Deborah Fedorko to begin selection of budget committee members.

Developing new ARR's and updating old to be reviewed by the BOD.

Letter to co-owners regarding guidelines for appearing at meetings – Deborah motioned, Mike 2nd. Approved.

\$8000 for initial assessment/evaluation of roofs –Deborah motioned, Jim 2nd. Approved.

NEXT MEETING: Next scheduled BOD is 9/22 at 4pm.

Meeting Adjourned at: 5:55pm

Michele Jasinski/LCHA Secretary